

**AGENDA**  
**REGULAR MEETING OF THE CITY OF SUISUN CITY**  
**PLANNING COMMISSION**  
**7:00 P.M., SEPTEMBER 27, 2016**

COUNCIL CHAMBERS  
701 CIVIC CENTER BOULEVARD  
SUISUN CITY, CALIFORNIA 94585

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*Next Resolution No. PC16-05*

**1. ROLL CALL:**

Chairperson Pal  
Vice-Chair Osborne  
Commissioner Clemente  
Commissioner Holzwarth  
Commissioner Ramos  
Commissioner Smith  
Commissioner Thomas

Pledge of Allegiance  
Invocation

**2. ANNOUNCEMENTS:**

None

**3. MINUTES:**

Approval of Planning Commission minutes of September 13, 2016.

**4. AUDIENCE COMMUNICATIONS:**

This is a time for public comments for items that are not listed on this agenda. Comments should be brief. If you have an item that will require extended discussion, please request the item be scheduled on a future agenda.

**CONFLICT OF INTEREST NOTIFICATION**

*(Any items on this agenda that might be a conflict of interest to any Commissioner should be identified at this time.)*

**5. PUBLIC HEARINGS:**

*For each of the following items, the public will be given an opportunity to speak. After a Staff Report, the Chair will open the Public Hearing. At that time, the applicant will be allowed to make a presentation. Members of the public will then be allowed to speak. After all have spoken, the applicant is allowed to respond to issues raised by the public, after which the Public Hearing is normally closed. Comments should be brief and to the point. The Chair reserves the right to limit repetitious or non-related comments. The public is reminded that all decisions of the Planning Commission are appealable to the City Council by filing a written Notice of Appeal with the City Clerk within ten (10) calendar days.*

- A. Request for Establishment of a Child Daycare Center (Conditional Use Permit No. UP15-6-007 and Architectural Review No. AR15-6-005) at 1241 Anderson Drive. (CONTINUED TO OCTOBER 11, 2016).**
  - **Adoption of Resolution No. PC16-\_\_\_-.**
- B. Request for Internal Expansion of a Church at 207 Marina Center.**

**A Resolution of the City of Suisun City Planning Commission Approving a Conditional Use Permit for the Internal Expansion of a Church at 207 Marina Center (APN 0032-440-010)**

- **Adoption of Resolution No. PC16-\_\_\_-.**

**C. Request for Expansion of the Food Mart Building at 113 Sunset Avenue.**

**A Resolution of the City of Suisun City Planning Commission Approving Site Plan/Architectural Review Application No. AR 16-7-001 for Expansion of the Food Mart Building at 113 Sunset Avenue (APN 0173-390-030).**

- \* **Adoption of Resolution No. PC16-\_\_\_-.**

**D. Waterfront District Specific Plan.**

**A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Adoption of the Waterfront District Specific Plan Update and Recommendation of a Finding of Consistency with the Approved 2035 General Plan and its Certified Environmental Impact Report (EIR).**

- \* **Adoption of Resolution No. PC16-\_\_\_-.**

**6. COMMUNICATION:**

- A. Staff**
- B. Commissioners**
- C. Agenda Forecast**

**7. ADJOURN.**

**MINUTES**  
**REGULAR MEETING OF THE CITY OF SUISUN CITY**  
**PLANNING COMMISSION**  
**7:00 P.M., SEPTEMBER 13, 2016**

COUNCIL CHAMBERS  
701 CIVIC CENTER BOULEVARD  
SUISUN CITY, CALIFORNIA 94585

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*Next Resolution No. PC16-05*

**1. ROLL CALL:**

Chairperson Pal  
Vice-Chair Osborne  
Commissioner Clemente  
Commissioner Holzwarth  
Commissioner Ramos  
Commissioner Smith  
Commissioner Thomas

Pledge of Allegiance  
Invocation

Chairperson Pal asked to move Announcements after Communication as the party it pertained to was at another meeting with the Business Improvement District (BID). Commissioner Clemente moved to change the agenda order. Commissioner Smith seconded the motion. Motion passed 7-0.

**2. MINUTES:**

Commissioner Holzwarth moved to approve the Planning Commission minutes of July 28, 2016. Commissioner Clemente seconded the motion. Motion passed 7-0.

**3. AUDIENCE COMMUNICATIONS:**

None

**4. CONFLICT OF INTEREST NOTIFICATION**

None

**5. PUBLIC HEARINGS:**

**A. Request for Establishment of a Child Daycare Center (Conditional Use Permit No. UP15-6-007 and Architectural Review No. AR15-6-005) at 1241 Anderson Drive. (CONTINUED TO SEPTEMBER 27, 2016).**

Mr. Kearns explained there was a conflict in the application materials. The information in the use permit description relative to maximum capacity and staffing differed from what was reflected in the site plan as it related to parking. He stated the added time would allow the applicant team to determine what

site planning changes could be made in order to bring the plans into conformance with the use permit request.

Chairperson Pal opened the Public Hearing and their being no comments continued the hearing to September 27, 2016.

## **6. COMMUNICATION:**

### **A. Staff**

Mr. Kearns gave an update on current and upcoming projects

- Waterfront District Specific Plan
- Zoning Ordinance
- Sunset Center Pylon Sign
- Zephyr Estates
- Suisun Commerce and Logistics

Mr. Kearns stated the following projects have been submitted for processing and it is anticipated they will come before the Commission in the near future.

- Main Street West
- Harbor Breeze Apartments Manager's Unit
- 113 Sunset Avenue
- 207 Marina Center

### **B. Commissioners**

Commissioner Clemente asked about the property west of Wal-Mart. Mr. Garben stated that the pads west of Wal-Mart as well as the small corner pad east were both being actively marketed at this time.

Commissioner Clemente also asked about the small triangle City owned property. Mr. Garben stated that it was not actively being marketed. He also stated that the Fire Department has shown some interest as a future sight for a fire station.

Commissioner Smith as if the Commission would get a summary of changes in the Specific Plan and also receive all public comments.

Mr. Kearns stated the doc would be released as a redline document in addition the staff report will provide summary and the comments will be an appendix to the document.

Chairperson Pal asked if the City had a person on staff that was designated strictly to recruit businesses or how that process worked. Mr. Garben stated that he and City Manager Bragdon had attended the

International Conference of Shopping Centers (ICSC) which is geared toward retail business. He further explained that one of the contacts made was Retail-Coach, who were in the immediate area and came by City Hall and toured the city. He did indicate that the City did not have enough staff to proactively recruit businesses.

### **C. Agenda Forecast**

Mr. Kearns reminded the Commission that the Anderson Drive Daycare Center would be on the September 27<sup>th</sup> agenda along with at least two other items.

### **7. ANNOUNCEMENTS:**

Mr. Kearns introduced Stephanie Wen, Planning Specialist. He stated she was a recent graduate of UC Davis and that she has been with us for about 5 weeks. Ms. Wen stated that she was excited to be here working with the City and staff.

### **8. ADJOURN.**

There being no further business the meeting was adjourned at 7:37pm.

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Anita Skinner, Commission Secretary

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## AGENDA TRANSMITTAL

**MEETING DATE:** September 27, 2016

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**PLANNING COMMISSION AGENDA ITEM: PUBLIC HEARING:** Request for Establishment of a Child Daycare Center (Conditional Use Permit No. UP15-6-007 and Architectural Review No. AR15-6-005) at 1241 Anderson Drive. (**CONTINUED TO OCTOBER 11, 2016**).

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**STAFF REPORT:** The Public Hearing for child daycare center at 1241 Anderson Drive was opened on September 13, but continued to September 27 due to conflicting information within the application. It is necessary for the item be continued again to the October 11 meeting as revised application materials were not submitted in time by the applicants.

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**STAFF RECOMMENDATION:** It is recommended that the Chairperson keep the public hearing, take any public comments, and continue the hearing to October 11, thus leaving the hearing open.

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**PREPARED BY:**

John Kearns, Associate Planner

**REVIEWED/APPROVED BY:**

Jason Garben, Development Services Director

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## AGENDA TRANSMITTAL

**MEETING DATE:** September 27, 2016

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**PLANNING COMMISSION AGENDA ITEM: PUBLIC HEARING:** Request for Internal Expansion of a Church at 207 Marina Center.

Resolution PC 16-\_\_\_\_; A Resolution of the City of Suisun City Planning Commission Approving a Conditional Use Permit for the Internal Expansion of a Church at 207 Marina Center (APN 0032-440-010)

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**ENVIRONMENTAL REVIEW:** The subject Conditional Use Permit Application is exempt from the analysis required by the State of California Environmental Quality Act (CEQA) under Section 15301 (e) Existing Facilities.

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**BACKGROUND:** The subject property is located at 207 Marina Center, The Building Christian Fellowship (TBCF), and consists of 6,500 square feet. TBCF is located in the General Commercial District inside the Marina Center, retail space. The applicant, John Butcher, has submitted a conditional use permit application, on July 25, 2016, to the City requesting to expand the existing space in the Marina Center to approximately 12,300 square feet.

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**STAFF REPORT:** The applicant, John Butcher, has applied to expand their existing facility from 6,500 square feet to approximately 12,300 square feet. TBCF believes they have outgrown the size of the current space and desires to expand.

### **Proposal**

The expansion will result in:

- 570 seats for the sanctuary (5,573 sq. ft.)
- One (1) cry room (221 sq. ft.)
- One (1) multi-purpose room (1,724 sq. ft.)
- Four (4) classrooms (1,272 sq. ft.)
- One (1) breakroom (397 sq. ft.)
- One (1) janitor's closet (53 sq. ft.)
- One (1) café/bookstore (310 sq. ft.)
- Two (2) offices (386 sq. ft.)
- One (1) reception (324 sq. ft.)
- Two (2) bathrooms (482 sq. ft.)
- One (1) narthex entrance (1065 sq. ft.)
- One (1) a/v area (101 sq. ft.)

The applicant has provided a proposed floor plan, found in Attachment 2, which illustrates how the building is to be used.

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**PREPARED BY:**

John Kearns, Associate Planner

**REVIEWED/APPROVED BY:**

Jason Garben, Development Services Director

The hours and days of the proposed operation are:

Tuesdays and Thursdays from 6:00 pm – 8:00 pm

Sunday 8:30 am – 1:00 pm

The proposed Tuesday activities will consist of corporate prayer from 6-7pm and attended by approximately 20 people and bible study from 7-8pm attended by no more than 100 people. The Thursday activities are expected to be geared toward youth activities from 6-8pm and are anticipated to be attended by no more than 30 youth. On Sundays, there are proposed to be two services and the anticipated attendance is approximately 200 for each.

**Zoning Regulation(s) (Suisun City Municipal Code)**

Staff suggests the Commission consider the below section of Title 18 “Zoning” of the Suisun City Municipal Code when evaluating the proposed application:

**Section 18.28.030 – Conditional Uses**

*(A) – Fraternal organization, lodges, etc.*

Staff feels that request to expand a church in the General Commercial Zoning District should be considered similar to that of a fraternal organization or lodge (currently listed) as both uses center on assembly of people on certain days/times throughout the week.

**Section 18.52.040 – Parking Requirements – B Commercial Office 6- Places of Assembly (f) –**

*Churches and other places of assembly not specified in this subsection, one space for each four fixed seats within the main auditorium or one for each thirty-five square feet of seating area within the main auditorium where there are not fixed seats; twenty-four linear inches of bench shall be considered a fixed seat.*

It is found that the submitted floor plans show 570 seats in the sanctuary. By applying the parking regulations in Section 18.52.040.6(f), the proposed building would yield a maximum demand of 143 parking spaces if seating were fixed. If seating were not fixed, and instead 1 space per 35 square feet of seating area were used then 159 parking spaces would be required. The shopping center currently has 380 spaces in the parking lot. The Sunday hours are not expected to cause a conflict with the other uses in the center as they are off-peak. Additionally, the Tuesday and Thursday activities are expected to generate a minimal demand on parking due to the lower number of people expected to attend. Staff analysis finds this level of attendance will not create any issues with neighboring uses.

**Findings**

In order for the Planning Commission to approve the Conditional Use Permit the following findings must be made:

1. Notice has been given in the time and in the manner required by State Law and City Code because a public notice was published on September 3, 2016 in the *Daily Republic* newspaper and notices were mailed on September 16, 2016. To surrounding property owners located within 300 feet of the proposed project.

2. The proposed project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301 (e) Existing Facilities.
3. In consideration of the above findings, the proposed expansion will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or the general welfare of the City.
4. The proposed expansion is consistent with the goals, objectives and policies of the General Plan and the purposes of the General Commercial Zoning district in which the site is located.

### **Conditions of Approval**

Staff has prepared draft conditions of approval which can be found in the resolution recommending approval of the Conditional Use permit application. A list of these conditions can be found below:

1. Operation of the facility shall be in conformance with all federal, state, and local laws and regulations.
2. Applicant shall obtain a building permit prior to commencing any work requiring such a permit.
3. Days and hours of operation shall conform to information provided to and approved by the Planning Commission as part of Conditional Use Permit No. 16-7-001.

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**STAFF RECOMMENDATION:** Staff recommends that the Commission adopt Resolution PC16-\_\_\_\_; A Resolution of the City of Suisun City Planning Commission Approving Conditional Use Permit Application No. UP 16-7-001 for the Internal Expansion of a Church at 207 Marina Center (APN 0032-440-010).

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### **ATTACHMENTS:**

1. Resolution PC16-\_\_\_\_; A Resolution of the City of Suisun City Planning Commission Approving Conditional Use Permit Application No. UP 16-7-001 for the Internal Expansion of a Church at 207 Marina Center (APN 0032-440-010).
2. Application Material

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**RESOLUTION NO. PC 16-**

**A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION  
APPROVING CONDITIONAL USE PERMIT REVIEW APPLICATION NO. 16-7-001  
FOR THE INTERNAL EXPANSION OF A CHURCH AT 207 MARINA CENTER  
(APN 0032-440-010)**

**WHEREAS**, the Planning Commission at their regular meeting on September 27, 2016 did review Conditional Use Permit Application No. 16-7-001 for expansion of existing facility at 207 Marina Center, Suisun City, CA; and

**WHEREAS**, the public notice was published in the *Daily Republic* on September 3, 2016; and

**WHEREAS**, a report by the City Staff was presented and made a part of the recommendations of said meeting; and

**WHEREAS**, the applicant and members of the public were present to speak on the application; and

**WHEREAS**, the Conditional Use Permit application is exempt from the analysis required by the State of California Environmental Quality Act (CEQA) under Section 15301 (e) Existing Facilities; and

**WHEREAS**, based on evidence presented at the Public Hearing by City Staff, the applicant, the public, and Commissioners, the following Findings are hereby made:

1. Notice has been given in the time and in the manner required by State Law and City Code because a public notice was published on September 3, 2016 in the *Daily Republic* newspaper and notices were mailed on September 16, 2016. To surrounding property owners located within 300 feet of the proposed project.
2. The proposed project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301 (e) Existing Facilities.
3. In consideration of the above findings, the proposed expansion will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or the general welfare of the City.
4. The proposed expansion is consistent with the goals, objectives and policies of the General Plan and the purposes of the General Commercial Zoning district in which the site is located.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Planning Commission of the City of Suisun City does hereby adopt Resolution PC16 - \_\_\_; A Resolution of the City of Suisun City Planning Commission Approving Conditional Use Permit Application No. 16-7-001 for the internal expansion of a church at 207 Marina Center, Suisun City, CA subject to the following Conditions and all other applicable Suisun City Codes and Ordinances:

1. Use shall be operated in conformance with all federal, state, and local laws and regulations.
2. Applicant shall all necessary permit including building permits prior to commencing any work requiring such a permit.
3. Days and hours of operation shall conform to information provided to and approved by the Planning Commission as part of Conditional Use Permit No. 16-7-001.
4. Parking shall impact adjacent uses. If parking complaints are received by City Staff, it may become necessary to bring forward an item to the Planning Commission for review.

The forgoing motion was made by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ and carried by the following vote:

AYES:           Commissioners:  
NOES:           Commissioners:  
ABSENT:       Commissioners:  
ABSTAIN:       Commissioners:

**WITNESS** my hand and the seal of the City this 27<sup>th</sup> day of September 2016

\_\_\_\_\_  
Anita Skinner  
Commissioner Secretary



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City of Suisun City  
Community Development Services

August 8, 2016

AUG 15 2016

John Kearns  
Associate Planner  
City of Suisun City

RECEIVED

RE: Request for Conditional Use Permit at 207 Marina Center

Dear John,

Please accept this letter as our formal request for a conditional use permit for The Building Christian Fellowship located at 207 Marina Center.

**Background:**

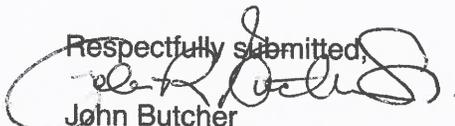
The current improvements located within the demised space at 207 Marina Center were construction approximately 20 plus years ago by prior tenants in possession of the space at that time. As far as we can tell, the current improvements were not built compliant to current building codes.

**Request:**

The Building Christian Fellowship (TBCF) is the current tenant located at 207 Marina Center. TBCF has out-grown the size of the current space and desires to expand the space from the current size of 6,500 SF to approximately 12,300 SF. Prior to committing to this expansion, TBCF does hereby request the issuance of a conditional use permit for their use. TBCF feels that their use is consistent with 18.28.030 Conditional Use (A), Fraternal organization, lodges, etc. The fact that TBCF's use is faith based should not be grounds for denial. Parking for TBCF use is shared with the retail center and is complementary with TBCF's use because of the complementary hour of use. Peak parking demand for TBCF's use occurs primarily on Sunday mornings with some use in the evening mid-week.

Once the use permit has been granted, TBCF will submit construction documents to the building department for the issuance of a building permit for the removal and replacement of the non-compliant improvement in the existing space, as well as expansion of the improvements into the balance of the 12,300 SF space.

Respectfully submitted,

  
John Butcher  
Senior Pastor  
The Building Christian Fellowship

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## AGENDA TRANSMITTAL

**MEETING DATE:** September 27, 2016

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**PLANNING COMMISSION AGENDA ITEM:** PUBLIC HEARING: Request for Expansion of the Food Mart Building at 113 Sunset Avenue.

Resolution PC16 -\_\_\_\_; A Resolution of the City of Suisun City Planning Commission Approving Site Plan/Architectural Review Application No. AR 16-7-001 for Expansion of the Food Mart Building at 113 Sunset Avenue (APN 0173-390-030).

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**ENVIRONMENTAL REVIEW:** The subject Site Plan/Architectural Review application is exempt from the analysis required by the State of California Environmental Quality Act (CEQA) under Section 15301 (e) Existing Facilities.

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**BACKGROUND:** The subject property, 113 Sunset Avenue, was constructed in 1990 with a food mart and 8 pumping stations. The original entitlement was a part of the Sunset Center Planned Unit Development Permit. This summer, staff received an application for an expansion to the food mart as well as a replacement of the existing monument sign along Highway 12.

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**STAFF REPORT:** The subject property is located at 113 Sunset Avenue and consists of 1.06 acres. The applicant, Ron Jacobs of PM Design Group, submitted an application on August 22, 2016, requesting to expand the food mart space at the Chevron Station north of Highway 12. The expansion of the food mart building will be done by adding 400 square feet to the eastern end of building. The application also includes refacing of the existing canopy new ACM (Aluminum Composite Material) panels. The applicant is also proposing to replace the existing monument sign along Highway 12. This action does not require Planning Commission consideration; however, its location does require coordination with the Fairfield-Suisun Sewer District (FSSD) which the applicant has initiated. If the applicants ultimate request falls outside of staff's purview, staff will return to the Commission for consideration.

### Analysis

The applicant is proposing an expansion of a use that offers a larger variety to its customers that visit their food mart building. The following will not be affected by the proposed expansion:

- The station will continue to be a self-service gasoline station, car wash, and food and drink sales; and
- Hours of operation will remain the same; and
- There will be 2 to 3 employees on-site during peak hours and one (1) employee during non-peak hours (9:00 PM – 6:00 AM);
- The station will continue to have four (4) fuel dispensers (8 fueling positions), a self-service car wash, a food mart building, and a trash enclosure; and
- The proposed expansion will not change the typical odors and noise of gas station; and

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**PREPARED BY:**

John Kearns, Associate Planner

**REVIEWED/APPROVED BY:**

Jason Garben, Development Services Director

- The proposed expansion will not change the location of the underground storage tanks that contain gasoline and diesel fuels; and
- The current vehicle circulation pattern will not be affected; and
- Truck deliveries, garbage pick-up, and fuel tanker paths/circulation will not be affected.

### **Zoning Regulation(s) (Suisun City Municipal Code)**

Staff recommends the Commission consider Section 18.52.040 of the Municipal Code when evaluating the proposed project:

Section 18.52.040 - Parking Requirements B- Commercial Office 1. Commercial Retail and Service Uses (a) - Neighborhood and general commercial shopping centers, one off-street parking stall for each two hundred fifty square feet of gross floor area for all buildings and/or uses in the center.

The site will have a total of 13 designated parking spaces plus the fueling positions. The food mart (with the addition) will be 1,300 sq. ft. Thus, there are one spaces per 250 square feet of gross floor area and the proposed plan meets the parking requirements.

### **Department/Agency Reviews**

The Development Services Department routed the plans to each department as well as the Fairfield-Suisun Sewer District (FSSD) and Solano Irrigation District (SID). The following comments/issues were provided:

- Restoration of interior landscaping.
- Work with Fairfield-Suisun Sewer District to replace monument sign.
- Consistency in proposed food mart and existing building.
- Improve security camera's visual ability for proposed expansion of food mart building.

The Public Works Department recommends that the applicant install or restore new landscape, as the project site's landscape has not been very well maintained. They have also recommended the applicant to work with Fairfield-Suisun Sewer District to replace the monument sign because the existing sign is located within FSSD easement for their 38" sanitary sewer. The Development Services Department recommends consistency of material and colors between the existing building and the proposed portion of the food mart building. The Police Department recommends that the security cameras be able to capture footage for the additional square feet.

### **Findings**

In order for the Planning Commission to approve the Site Plan/Architectural Review, the following findings must be made:

1. Notice has been given in the time and in the manner required by State Law and City Code because a public notice was published on September 17, 2016 in the *Daily Republic* newspaper and notices were mailed on September 15, 2016 to surrounding property owners located within 300 feet of the proposed project.
2. The proposed expansion is consistent the Goals, Objectives and Policies of the General Plan and the purposes of the General Commercial Zoning district in which the site is located.

3. In consideration of the above findings, the proposed expansion will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or the general welfare of the City.
4. The proposed project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301(e) Existing Facilities.
5. The proposed project and its uses have been considered through a Site Plan/Architectural Review process.

### **Conditions of Approval**

Staff has prepared draft conditions of approval which can be found in the resolution recommending approval of the Site Plan/Architectural Review application. A list of these conditions can be found below:

1. Detailed landscape plans shall be submitted for approval by Development Services Department.
2. All landscaping and irrigation shall comply with the City's Water Efficient Landscape Ordinance, City standard specifications and details, design standards and any special requirements imposed by the City Engineer.
3. Prior to beginning any construction or improvements, plans shall be submitted to the Building Department and any applicable permits obtained as determined by the Chief Building Official.
4. A sign permit will be required for the installation of proposed monument sign. Signage must comply with the Suisun City Municipal Code.
5. Coordinate with Police Department regarding camera footage and the existing camera's ability to capture footage for the proposed expansion.
6. Construction shall be in conformance with the approved plans; any modifications to the plan will be subject to review by the Development Services Department.

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**STAFF RECOMMENDATION:** Staff recommends that the Commission adopt Resolution PC16-\_\_\_; A Resolution of the City of Suisun City Planning Commission Approving Site Plan/Architectural Review Application No. AR 16-7-001 for Expansion of the Food Mart Building at 113 Sunset Avenue (APN 0173-390-030).

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### **ATTACHMENTS:**

1. Resolution PC16-\_\_\_; A Resolution of the City of Suisun City Planning Commission Approving Site Plan/Architectural Review Application No. AR 16-7-001 for Expansion of the Food Mart Building at 113 Sunset Avenue (APN 0173-390-030).
2. Application Materials

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**RESOLUTION NO. PC16-**

**A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION  
APPROVING SITE PLAN/ARCHITECTURAL REVIEW APPLICATION NO. 16-7-001  
FOR EXPANSION OF THE FOOD MART BUILDING AT 113 SUNSET AVENUE  
(APN 0173-390-030)**

**WHEREAS**, the Planning Commission at their regular meeting on September 27, 2016 did review Site Plan/Architectural Review Application No. 16-7-001 for the expansion of food mart building at 113 Sunset Avenue, Suisun City, CA; and

**WHEREAS**, the public notice was published in the Daily Republic on September 17, 2016; and

**WHEREAS**, a report by the City Staff was presented and made a part of the recommendations of said meeting; and

**WHEREAS**, the applicant and members of the public were present to speak on the application; and

**WHEREAS**, the Site Plan/Architectural Review application is exempt from the analysis required by the State of California Environmental Quality Act (CEQA) under Section 15301 (e) Existing Facilities; and

**WHEREAS**, based on evidence presented at the Public Hearing by City Staff, the applicant, the public, and Commissioners, the following Findings are hereby made:

In order for the Planning Commission to approve the Site Plan/Architectural Review application, the following findings must be made:

1. Notice has been given in the time and in the manner required by State Law and City Code because public notice was published on September 17, 2016 in the *Daily Republic* newspaper and notices were mailed on September 15, 2016 to surrounding property owners located within 300 feet of the proposed project
2. That the proposed project, when subject to the conditions, will not conflict with the Goals, Objectives and Policies of the General Plan and the purposes of the General Commercial Zoning district in which the site is located.
3. That the proposed project and its uses, when subject to the conditions will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the City.
4. The City of Suisun City Development Services Department has found the project exempt from the California Environmental Quality Act pursuant to Section 15301 (e) Existing Facilities.
5. The proposed project and its uses have been considered through a Site Plan/Architectural Review process.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Planning Commission of the City of Suisun City does hereby adopt Resolution PC16- ; A Resolution of the City of Suisun City Planning Commission Approving Site Plan/Architectural Review Application No. 16-7-001 for the expansion of food mart building at 113 Sunset Avenue, Suisun City, CA subject to the following Conditions and all other applicable Suisun City Codes and Ordinances:

1. Landscaping around the perimeter of the site shall be restored. Detailed landscape plans shall be submitted for approval by Development Services Department which shall comply with the City's Water-Efficient Landscape Ordinance, City standard specifications and details, design standards and any special requirements imposed by the City Engineer.
2. Prior to beginning any constructions or improvements, plans shall be submitted to the Building Department and any applicable permits obtained as determined by the Chief Building Official.
3. A sign permit will be required for the installation of proposed monument sign. Signage must comply with Title 18 "Zoning" of the Suisun City Municipal Code.
4. Coordinate with Police Department regarding camera footage and the existing camera's ability to capture footage for the proposed expansion.
5. Construction shall be in conformance with the approved plans; any modifications to the plan will be subject to review by the Development Services Department.

The forgoing motion was made by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ and carried by the following vote:

AYES:           Commissioners:  
NOES:           Commissioners:  
ABSENT:       Commissioners:  
ABSTAIN:      Commissioners:

**WITNESS** my hand and the seal of the City this 27<sup>th</sup> day of September 2016

\_\_\_\_\_  
Anita Skinner  
Commissioner Secretary



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Aug. 18, 2016

Chevron Station  
113 Sunset Ave.  
Suisun City, CA

### Written Statement

This is an existing Chevron service station that is being remodeled. The owner is seeking approval to expand the existing convenience store approximately 400 sq. ft. He also wishes to reface his existing canopy by removing the existing fascia and replacing with new ACM panels (in kind). The existing canopy signage will remain. A new monument sign is also proposed.

- Proposed services offered:
  - The station currently offers gasoline fueling, car washes and food & drink sales. These services will remain the same with the c-store being expanded to offer a larger variety to its customers.
  
- Description of operation including hours of operation, number of employees in total and at this location at any one time, number of clients/customers at any one time, other pertinent information:
  - The facility currently operates 24 hours; it will continue to do so.
  - 2-3 employees will be on-site during peak hours. There will be one employee during non-peak hours (9:00 pm – 6:00 am).
  - During peak hours the station will have 8-12 customers at one time. Non-peak hours will vary in the number of customers.
  
- Outdoor activities including work, storage, display and services:
  - The station has 4 fuel dispensers (8 fueling positions), a self-service car wash, c-store and trash enclosure.
  
- Odors, noise, dust or glare produced:
  - The station produces the typical odors and noise of a gas station. The proposed remodel will not change the current conditions.
  
- Hazardous or volatile materials or chemicals involved:
  - The station has underground storage tanks that contain gasoline and diesel fuels. The proposed remodel will not change the current conditions.

#### Office Locations

Sacramento • Portland • Phoenix • Dallas • San Francisco • Denver • Los Angeles • Seattle

- Type of vehicle traffic involved including means of access, available parking, drop-off/pick-up, truck deliveries, refuse pick-up, etc:
  - This site is large and has very good vehicle circulation; the proposed remodel will not change the current circulation patterns or means of access.
  - The proposed c-store will be 1,300 sq. ft. 1 parking space per 250 sq. ft. is required ( $1300/250 = 6$  spaces required). The site has 13 total designated parking spaces plus the fueling positions.
  - The existing truck deliveries, garbage pick-up and fuel tanker paths/circulation will not change due to the remodel.
  
- Description of lease controls or other private provisions affecting the proposed use:
  - This does not apply to the project.
  
- Description of prior use of the property:
  - The site is currently a gas station and will remain so.

# WOOD OIL, LLC CHEVRON BUILDING ADDITION

## 113 SUNSET AVE. SUISUN CITY, CA.

### SHEET INDEX

CVR	COVER SHEET
SP1	PROPOSED SITE PLAN
A1	BUILDING FLOOR PLAN
A2	BUILDING ELEVATIONS
CA1	CANOPY ELEVATIONS



2455 Bennett Valley Rd. Suite A-102  
Santa Rosa, CA. 95404  
Ph. (707) 703-5618  
Roy W. Pedro, Architect

Seal

REVISION

DATE

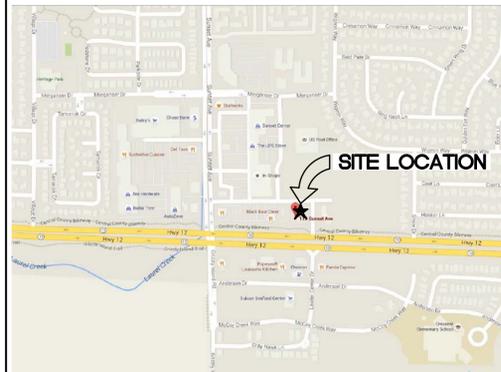
MARK

**WOOD OIL, LLC**  
**Chevron**  
**113 SUNSET AVE.**  
**SUISUN CITY, CA.**

### ABBREVIATIONS

<p>∅ = AND ∠ = ANGLE ⊕ = AT — = CENTERLINE ⌀ = DIAMETER OF ROUND # = POUND OR NUMBER (E) = EXISTING (R) = RELOCATED (N) = NEW</p> <p>A.B. = ANCHOR BOLT A.F.F. = ABOVE FINISH FLOOR AGGR. = AGGREGATE AL. = ALUMINUM APPROX. = APPROXIMATE ARCH. = ARCHITECTURAL ASPH. = ASPHALT</p> <p>BD. = BOARD BITUM. = BITUMINOUS BLDG. = BUILDING BLKG. = BLOCKING BM. = BEAM BOT. = BOTTOM BW = BACK OF WALK</p> <p>CAB. = CABINET CEM. = CEMENT CER. = CERAMIC CH = CEILING HEIGHT C.I. = CAST IRON C.J. = CONTROL JOINT CLO. = CEILING CLR./CL. = CLEAR COL. = COLUMN CONC. = CONCRETE CONSTR. = CONSTRUCTION CONT. = CONTINUOUS CTSK. = COUNTERSUNK CNTR. = COUNTER CTR. = CENTER</p> <p>DEPT. = DEPARTMENT DET. = DETAIL D.G. = DOLLAR GENERAL DIA. = DIAMETER DIM. = DIMENSION DISP. = DISPENSER DN. = DOWN DR. = DOOR D.S. = DOWNSPOUT DWG. = DRAWING</p> <p>E = EAST EA. = EACH EL. = ELEVATION ELEC. = ELECTRICAL EQ. = EQUAL EXP. = EXPANSION EXT. = EXTERIOR</p> <p>F.D. = FLOOR DRAIN F.F. = FLOOR FINISH FDN. = FOUNDATION FG = FINISH GRADE FIN. = FINISH FL. = FLOOR FLASH'G = FLASHING FLUOR. = FLUORESCENT F.O.C. = FACE OF CONCRETE F.O.F. = FACE OF FINISH F.O.S. = FACE OF STUDS F.R.P. = FIBERGLASS REINFORCED PANEL F.S. = FLOOR SINK FT. = FOOT OR FEET FTG. = FOOTING FURR. = FURRING FUT. = FUTURE</p>	<p>G.A. = GAUGE GALV. = GALVANIZED GC = GENERAL CONTRACTOR GL. = GLASS GR. = GRADE GB = GRADE BREAK GSM = GALVANIZED SHEET METAL GYP. = GYPSUM</p> <p>H.B. = HOSE BIBB HDWE. = HARDWARE H.M. = HOLLOW METAL HORIZ. = HORIZONTAL HR. = HOUR HGT. = HEIGHT</p> <p>IE = INVERT ELEVATION I.D. = INSIDE DIAMETER INSUL. = INSULATION INT. = INTERIOR</p> <p>JT. = JOINT</p> <p>LAM. = LAMINATE LAV. = LAVATORY LIP = EDGE OF SWALE OR GUTTER</p> <p>MAX. = MAXIMUM MECH. = MECHANICAL MEMB. = MEMBRANE MFR. = MANUFACTURER MIN. = MINIMUM MISC. = MISCELLANEOUS M.D. = MASONRY OPENING MTD. = MOUNTED MUL. = MULLION</p> <p>N. = NORTH N.I.C. = NOT IN CONTRACT NO. OR # = NUMBER NOM. = NOMINAL N.T.S. = NOT TO SCALE N.W.D. = NEW WALL TO DECK</p> <p>O.C. = ON CENTER O.D. = OUTSIDE DIAMETER OPNG. = OPENING OPP. = OPPOSITE</p> <p>PB = LEVEL PAVEMENT AT DISPENSER PIT BOX PL. = PLATE P.LAM. = PLASTIC LAMINATE PLYWD. = PLYWOOD PM = PROJECT MANAGER P.O.C. = POINT OF CURVATURE P.O.S. = POINT OF SALE</p> <p>R OR RAD. = RADIUS R.D. = ROOF DRAIN REF. = REFERENCE REIN. = REINFORCED REQ'D = REQUIRED RM. = ROOM R.O. = ROUGH OPENING R.O.W. = RIGHT OF WAY</p> <p>SCHED. = SCHEDULE SECT. = SECTION SHT. = SHEET SIM. = SIMILAR S.O.W. = SCOPE OF WORK SPEC. = SPECIFICATION SQ. = SQUARE S.ST. = STAINLESS STEEL STD. = STANDARD STL. = STEEL STOR. = STORAGE STRL. = STRUCTURAL SYM. = SYMMETRICAL</p>	<p>T.C. = TOP OF CURB TG = TOP OF GRATE T.&amp;G. = TONGUE &amp; GROOVE THK. = THICK TI = TOP OF ISLAND T.O. = TOP OF TOW = TOP OF WALL TP = TOP OF PAVEMENT TS = TOP OF SLAB TW = TOP OF WALK TYP. = TYPICAL</p> <p>UNF. = UNFINISHED U.O.N. = UNLESS OTHERWISE NOTED</p> <p>VERT = VERTICAL V.I.F. = VERIFY IN FIELD</p> <p>W. = WEST W/ = WITH W.C. = WATER CLOSET WD. = WOOD W.H. = WATER HEATER W/O = WITHOUT WP. = WATERPROOF W.SCT. = WAINSCOT WT. = WEIGHT</p>
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### VICINITY MAP



### PROJECT DATA

PROJECT ADDRESS:	113 SUNSET AVE., SUISUN CITY, CA.
PROSPECTIVE PROPERTY OWNER:	WOOD OIL, LLC 403 DAVIS ST., SUITE A VACAVILLE, CA 95688 CONTACT: ROB WOOD (707) 452-0801
CONSTRUCTION TYPE:	V-B
BLDG OCCUPANCY:	B
BLDG AREA:	EXISTING: 932 S.F. PROPOSED ADDITION: 400 S.F. TOTAL: 1,332 S.F.
FIRE SPRINKLERS:	NONE
NATURE OF BUSINESS:	FUELING STATION/C-STORE/CARWASH
CODES:	2013 CALIFORNIA BUILDING CODE (2009 INTERNATIONAL BUILDING CODE) 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE) 2013 CALIFORNIA MECHANICAL CODE (2009 UNIFORM MECHANICAL CODE) 2013 CALIFORNIA PLUMBING CODE (2009 UNIFORM PLUMBING CODE) 2010 CALIFORNIA ENERGY CODE (2008 ENERGY STANDARDS EFFECTIVE JANUARY 1, 2010) 2013 CALIFORNIA ELECTRICAL CODE (2008 NATIONAL ELECTRIC CODE) 2013 CALIFORNIA FIRE CODE (2009 INTERNATIONAL FIRE CODE)

### SCOPE OF WORK

THE PROPERTY IS AN EXISTING CHEVRON FUELING STATION WITH C-STORE & CARWASH  
 - 400 S.F. ADDITION TO EXISTING CONVENIENCE STORE  
 - EXISTING CANOPY FASCIA TO BE REMOVED AND REPLACED IN KIND WITH NEW ACM. ALL CANOPY SIGNAGE TO BE REUSED.  
 - EXISTING MONUMENT SIGN TO BE REPLACED WITH NEW MONUMENT SIGN

### SITE DATA

APN:	0173-390-030
ZONING:	GENERAL COMMERCIAL
GENERAL PLAN:	GENERAL COMMERCIAL DISTRICT PUD
FLOOD ZONE DESIGNATION:	ZONE X
EXISTING LAND USE:	FUELING STATION/CARWASH
TOTAL SITE AREA:	GROSS: 46,173± (1.06 ACRES)
EXISTING LANDSCAPE AREA:	11,477 S.F. (25% LOT COVERAGE)
PROPOSED C-STORE:	1,332 S.F.
EXISTING FUELING CANOPY:	3,511 S.F.
EXISTING CAR WASH:	1,270 S.F.
TOTAL BUILDING AREAS:	6,113 S.F. (13% LOT COVERAGE)
EXISTING YARDS:	FRONT: 12' LANDSCAPE SETBACK SIDES: 8' REAR: 30'
MAXIMUM HEIGHT ALLOWED:	35'
PROPOSED HEIGHT:	20' OR LESS (1 STORY)
EXISTING PARKING:	5 STANDARD, 1 ACCESSIBLE, 1 AIR/WATER, 1 VACUUM POSITIONS (8 TOTAL)

### PROJECT TEAM

CONSULTANT:	CONSULTANT INFORMATION:	PHONE NUMBER:
ARCHITECT:	PM DESIGN GROUP, INC. 6930 DESTINY DRIVE, #100 ROCKLIN, CA. 95677 ARCHITECT: ROY PEDRO EMAIL: RPEDRO@PMDGNC.COM	(916) 415-5358
MAIN CONTACT:	PM DESIGN GROUP, INC. 2455 BENNETT VALLEY ROAD, SUITE A-102 SANTA ROSA, CA. 95404 CONTACT: RON JACOBS EMAIL: RJACOBS@PMDGNC.COM	(707) 400-6264

Project Number  
**WDO16002.0**

Sheet Name  
**COVER SHEET**

Sheet Number  
**CVR**



Seal

REVISION

DATE

MARK

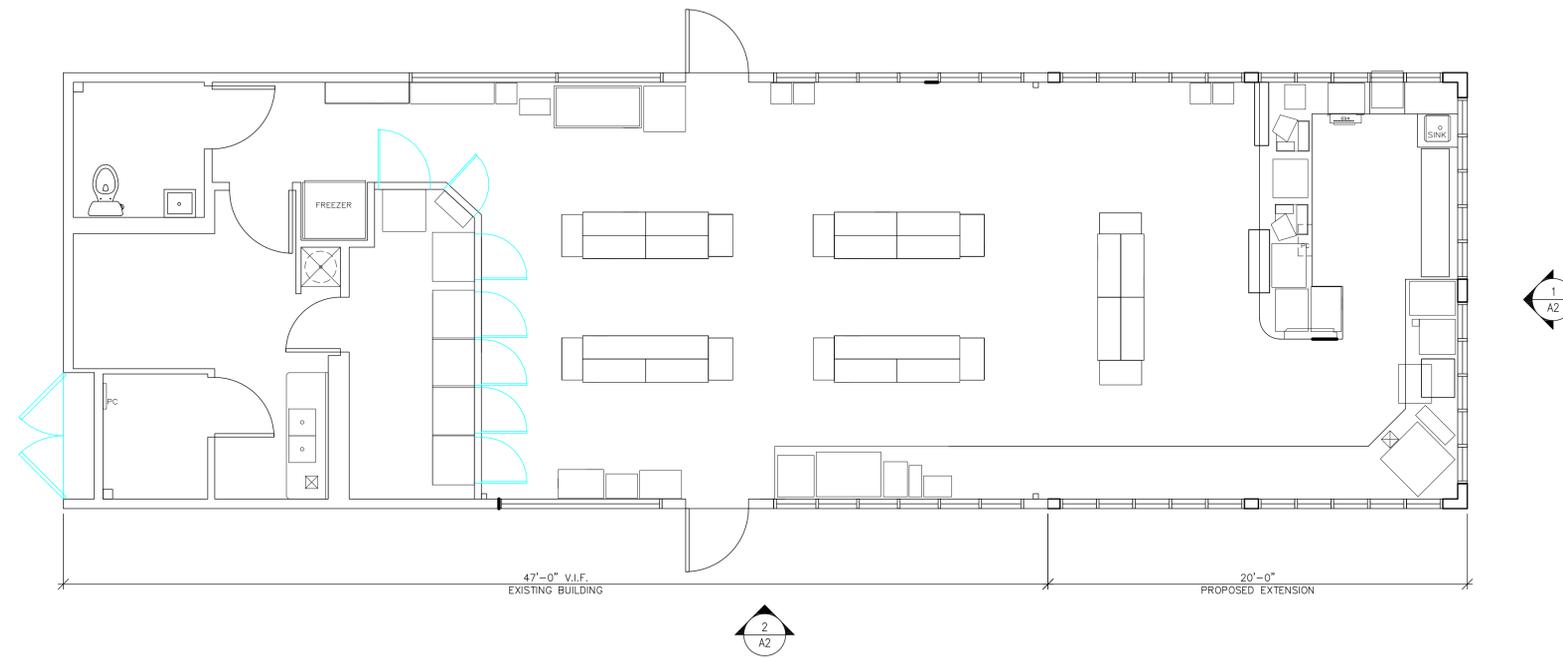
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**WOOD OIL, LLC**  
Chevron  
113 SUNSET AVE.  
SUJUN CITY, CA.

Project Number  
WDO16002.0

Sheet Name  
**BUILDING  
FLOOR  
PLAN**

Sheet Number  
**A1**



**1 GROUND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



### COLOR/MATERIALS LEGEND

MARK	DESCRIPTION	PPG #
1	CAFE AU LAIT (SEMI GLOSS)	NCS-101-PPG
2	NUTMEG (SEMI GLOSS)	NCS-102-PPG
3	CHILLED WINE (SEMI GLOSS)	438-7
4	MOCHA (SEMI GLOSS)	NCS-104-PPG
5	SPLIT FACE CMU	(MATCH EXISTING)



Architectural Solutions Group

2455 Bennett Valley Rd. Suite A-102  
Santa Rosa, CA. 95404  
Ph. (707) 703-5618  
Roy W. Pedro, Architect



### 2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



### 1 EAST ELEVATION

SCALE: 1/4" = 1'-0"



SCALE: 1/8" = 1'-0"

Seal

REVISION

DATE

MARK

WOOD OIL, LLC  
Chevron  
113 SUNSET AVE.  
SUISUN CITY, CA.

Project Number  
WDO16002.0

Sheet Name  
BUILDING ELEVATIONS

Sheet Number  
A2



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## AGENDA TRANSMITTAL

**MEETING DATE:** September 27, 2016

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**PLANNING COMMISSION AGENDA ITEM:** PUBLIC HEARING: Waterfront District Specific Plan.

Adoption of Resolution No. PC-\_\_\_\_; A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Adoption of the Waterfront District Specific Plan Update and Recommendation of a Finding of Consistency with the Approved 2035 General Plan and its Certified Environmental Impact Report (EIR).

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**ENVIRONMENTAL REVIEW:** The City previously prepared and certified an Environmental Impact Report (EIR) for the 2035 General Plan, which was adopted in 2015, and analyzed the impacts of development anticipated under the Waterfront District Specific Plan (WDSP). The 2035 General Plan and its EIR specifically contemplated the WDSP would be subject to streamlining under CEQA based on consistency with those documents. The impacts associated with the types of development proposed in the WDSP, proposed zoning and land use designations, development density, and the locations where WDSP development would occur, were previously analyzed in the 2035 General Plan EIR. After conducting a review and assessment, the Development Services Department of the City of Suisun City finds the proposed project is consistent with the adopted 2035 General Plan and its EIR.

After conducting a review and environmental assessment, the Development Services Department also finds no substantial new evidence in the record that this project may have additional significant impacts that were not analyzed as significant adverse effects in the EIR prepared for the 2035 General Plan. Additionally, there is no substantial new evidence of potentially significant off-site impacts or cumulative impacts that were not discussed in the EIR prepared for the 2035 General Plan, and no potentially significant adverse effects peculiar to the project. Finally, there are no previously identified significant effects, which as a result of substantial new information that was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the EIR for the 2035 General Plan.

Therefore, pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183, the City, as the lead agency, intends to find that the updated WDSP is consistent with the 2035 General Plan and the EIR certified for the 2035 General Plan, and that no additional environmental review is required by CEQA.

Development Services staff issued a Notice of Intent to Adopt Findings of Conformity with a comment period of Saturday, September 24 through Monday, October 17, 2016.

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**BACKGROUND:** The Downtown Waterfront Specific Plan (DWSP) was last comprehensively amended in 1999 after initially being referenced as an implementation measure of the 1979 General Plan and developed in 1983. The 1979 General Plan recognized the need for special treatment of the Historic Downtown and Waterfront. The update of the Downtown Waterfront

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**PREPARED BY:**

John Kearns, Associate Planner

**REVIEWED/APPROVED BY:**

Jason Garben, Development Services Director

Specific Plan is intended to retain its current core structure. However, there is a need for clarification and further detailed planning in the Plan. A goal of this update is to increase both the function and user-friendliness of the Plan.

The first Waterfront District Specific Plan (WDSP) was adopted in 1983 and last comprehensively amended in 1999 (it was previously called the “Downtown Waterfront Specific Plan”). Creation of a specific plan for this WDSP Area (Planning Area) was proposed as an implementation action in the 1979 Suisun City General Plan, which called for special treatment of the historic downtown and waterfront through preparation and adoption of a Specific Plan for Old Town and the Waterfront. Since that time, many portions of the Specific Plan have been implemented.

In 2008, the Association of Bay Area Governments (ABAG) approved the City’s Waterfront District Specific Plan Area (Planning Area) as a planned priority development area (PDA) under the PDA grant program administered by the Metropolitan Transportation Commission (MTC), ABAG, and other regional partners (regional agencies). PDAs are opportunity areas in the Bay Area, locally adopted by cities or counties to facilitate growth and infill development near fixed transportation facilities. PDAs are designed to provide housing, community amenities, and services for residents in a pedestrian-friendly environment.

In 2014, through federal funding from the regional agencies, the City received grant funding from the Solano Transportation Authority to prepare this update to the WDSP. This update addresses the Planning Area, which expands on the previous Specific Plan boundaries to include the properties north of Highway 12 – at the northwest corner of Marina Boulevard and Highway 12 and the properties between Main Street and Highway 12, including the “Denverton Curve” property in the northwest of the Planning Area. The expanded WDSP Planning Area boundary allows the City to better leverage the assets of the Suisun-Fairfield train depot to encourage infill development and establish a gateway entrance into the Planning Area on both sides of Highway 12.

In 2015, the City adopted a comprehensively revised General Plan. The 2035 General Plan provides an updated set of policy guidelines for the overall amount, character, and location of urban development, as well as preservation and natural resource conservation, economic development, transportation, safety, public facilities and services, and housing. This updated Specific Plan is necessary to implement the several policies of the General Plan.

This document constitutes both revisions to the policies and concepts of the earlier 1983 and 1999 specific plans that preceded it. In addition to expanding the boundaries of the Suisun City Downtown Waterfront PDA, it updates the 1999 Amended Downtown Specific Plan to address current market conditions, the current regulatory environment, and recent City policy updates.

### **Public Outreach**

Since the update of the plan began in the summer of 2014, input from the Planning Commission, City Council, and the general public was sought on a variety of topics such as: Vision, Land Use Alternatives, and overall policy guidance. Two community meetings were held specifically looking for public input. The first meeting was termed as a “kick-off” meeting (November 13, 2014) to get the project underway and the second meeting (April 6, 2015) was more interactive

and detailed in nature. The table below provides the dates regarding the meetings held where input on the WDSP was sought:

<b>Planning Commission</b>	<b>City Council</b>	<b>Community Meetings</b>
2/10/2015	2/17/2015	11/13/2014
4/14/2015	5/5/2015	4/6/2015
8/8/2015	6/9/2015	
9/22/2015	9/1/2015	
7/28/2016	11/3/2015	
	12/1/2015	
	8/16/2016	
	8/23/2016	

Further, the draft document was made available for comment from July 18, 2016 through August 23, 2016 and several of the Planning Commission and City Council meetings, as well as the Community Meetings have been noticed hearings. Additionally, staff has maintained an email list of interested persons and have notified them throughout the process.

The consultant and staff have taken all the input and direction gathered and crafted an updated plan which has led to the Waterfront District Specific Plan which is the document currently under review.

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**STAFF REPORT:** The WDSP is designed to implement the City’s 2035 General Plan, which provides policy direction regarding land use, transportation, urban design, natural resources conservation, and other topics that are detailed in the WDSP. The WDSP proposes updates to the previous plan’s Land Use Zones, which dictate allowable land use within the Specific Plan Area, along with revisions to development standards, which guide the placement, design, bulk, and other characteristics of buildings and other improvements in the Specific Plan Area.

The fundamentals of the 1999 plan and underlying vision of the 1999 Specific Plan remain largely intact as they are largely still relevant. One change to the plan is that it is now proposed to include property north of Highway 12 and west of Marina Boulevard. This will allow for some consistency between plans and a gateway opportunity into the Main Street area coming from the east. Another change is land uses have been renamed to better reflect the vision for each area. Lastly, the proposed plan focuses more on policies in which make the specific plan area a destination and a place to visit. This point is also reflected in the inclusion of Waterfront District into the name of the plan which provides consistency with other marketing efforts.

The staff report will briefly focus on the process of updating the plan since the last time the Planning Commission held a hearing on the Plan (July 28, 2016) including the Public Review Draft and resulting plan.

**Public Review Draft**

The public review period for the draft WDSP was July 18 through August 23 (the City Council extended the period from August 17 to August 23). During the review period, the Planning Commission held a Public Hearing on July 28 and the City Council opened a Public hearing on

August 16 and continued the hearing to August 23 which is when the comment period closed. Written comments were provided during the public comment period as well as through the City Website at [www.suisun.com/spu](http://www.suisun.com/spu). These comments can be found as Appendix D of the policy document. Comments were received from members of the public, as well as other agencies including Solano County and Solano Transportation Authority (STA).

### **Solano County Airport Land Use Commission**

The Solano County Airport Land Use Commission (ALUC) found the Waterfront District Specific Plan consistent with the Travis Air Force Base Land Use Compatibility Plan at their regular meeting of September 6, 2016 with added language “Notwithstanding any other provisions of this Specific Plan, all development and associated public improvements and environmental mitigations shall be consistent with the Travis Air Force Base Land Use Compatibility Plan Update as adopted on October 8, 2015 (Resolution 15-17).” This language has been added to the policy document.

### **Waterfront District Specific Plan**

The policy document consists of eight chapters (Introduction, Existing Uses, Land Use Regulations, Traffic + Circulation, Open Space + Public Facilities + Services, Development Standards + Design Guidelines, Administration, and Preparers) and four appendices (A. Architectural Review, Demolition + Review Procedures in the Historic Residential Historic Limited Commercial Districts; B. Previous Downtown Suisun City Development Plan Figures; C. Financing Plan; and D. Comments on Draft Specific Plan). As a result of comments received through the public review period of the draft plan, as well as inconsistencies and typos found, staff has provided a track changes version reflecting each of the changes.

In addition, there City’s primary consultant, AECOM, prepared additional studies and reports that helped support the development of the WDSP. These documents included Affordable Housing Evaluation, Parking Study, Priority Development Area Profile & Market Study, and Phase 1 of Various Properties within the Plan Area. These document can be found at [www.suisun/spu](http://www.suisun/spu).

### **Planning Commission Action**

The Planning Commission is being asked to consider making recommendations to the City Council regarding the CEQA determination (see CEQA analysis under “Environmental Review”) and adoption of the Waterfront District Specific Plan. The Commission’s recommendations will be forwarded to the City Council when they hold their public hearing (tentatively scheduled for October 18, 2016 with possible adoption on November 1, 2016).

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**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission:

1. Open the Public Hearing;
2. Take Public Comment;
3. Close Public Hearing; and

4. Adopt Resolution No. PC-\_\_\_\_; A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Adoption of the Waterfront District Specific Plan Update and Recommendation of a Finding of Consistency with the Approved 2035 General Plan and its Certified Environmental Impact Report (EIR)

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**ATTACHMENTS:**

1. Waterfront District Specific Plan (submitted under separate cover)
2. City of Suisun City Waterfront District Specific Plan Consistency Analysis (submitted under separate cover)
3. Resolution No. PC-\_\_\_\_; A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Adoption of the Waterfront District Specific Plan Update and Recommendation of a Finding of Consistency with the Approved 2035 General Plan and its Certified Environmental Impact Report (EIR)
4. CEQA Exemption: Finding of Consistency Suisun City Waterfront District Specific Plan
5. Notice of Intent to Adopt a Finding of Consistency

Below items found at [www.suisun.com/spu](http://www.suisun.com/spu)

6. Affordable Housing Evaluation
7. Parking Study
8. Priority Development Area Profile & Market Study
9. Phase 1 Environmental Site Assessment

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**RESOLUTION NO. PC16-\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SUISUN CITY RECOMMENDING CITY COUNCIL ADOPTION OF WATERFRONT DISTRICT SPECIFIC PLAN AND RECOMMENDATION OF A FINDING OF CONSISTENCY WITH THE APPROVED 2035 GENERAL PLAN AND ITS CERTIFIED ENVIRONMENTAL IMPACT REPORT (EIR)**

**WHEREAS**, the City of Suisun City, Development Services Department initiated General Plan Amendment Application No. GP14-5-001, related to the Waterfront District Specific Plan Update; and

**WHEREAS**, the Suisun City Waterfront District Specific Plan (hereinafter “WDSP”) is proposing to amend and update the existing *Downtown Waterfront Specific Plan* (hereinafter “1999 Specific Plan”); and

**WHEREAS**, the proposed WDSP includes a substantially greater level of development potential than does the 1999 Specific Plan; and

**WHEREAS**, the WDSP has been prepared pursuant to California Government Code Section 65450 *et seq.*, and

**WHEREAS**, the WDSP is proposing to update and rename the 1999 Specific Plan so as to serve as the principal policy document for downtown development; and

**WHEREAS**, on July 18, 2016 the City issued a Notice of Availability of the draft WDSP and accepted comments until the close of the comment period on August 23, 2016; and

**WHEREAS**, the City of Suisun City previously adopted the 2035 General Plan (SCH # 2011102046) and certified an Environmental Impact Report (EIR) (SCH # 2011102046) for the 2035 General Plan in 2015; and

**WHEREAS**, the EIR certified for the 2035 General Plan analyzed the impacts of development anticipated under the WDSP; and

**WHEREAS**, these impacts included those associated with the types of development proposed in the WDSP, proposed zoning and land use designations, development density, and the locations where WDSP development would occur, all of which were previously analyzed in the 2035 General Plan EIR; and

**WHEREAS**, the 2035 General Plan and its EIR specifically contemplated the WDSP would be subject to streamlining under the California Environmental Quality Act (CEQA) based on consistency with those documents; and

**WHEREAS**, the City of Suisun City has conducted an environmental analysis of the WDSP, which analysis has determined it to be a project consistent with the 2035 General Plan and EIR certified by the City for the General Plan; and

**WHEREAS**, the Planning Commission intends to recommend the adoption of a Finding of Consistency that the WDSP is consistent with the 2035 General Plan and the EIR certified for the 2035 General Plan, and that no additional environmental review is required by CEQA pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183; and

**WHEREAS**, on September 22, 2016 the City issued a Notice of Intent to Adopt a Finding of Consistency (NOI), which has a comment period open to the public until 5pm October 17, 2016; and

**WHEREAS**, the issuance of the NOI included publication in the Daily Republic, which is a newspaper of general circulation, posting the NOI in City Hall, distribution of the NOI and copies of the Draft EIR to those individuals who requested notification, and distributing or making available copies to other responsible, trustee or affected agencies and interested organizations; and

**WHEREAS**, on September 27, 2016, the Planning Commission conducted a public hearing, received testimony and documents from staff and the City's consultant, provided an opportunity for public comment, closed public comment, and considered all documents including the Finding of Consistency ("CEQA Exemption: Finding of Consistency, Suisun City Waterfront District Specific Plan,") and "City of Suisun City Waterfront District Specific Plan Consistency Analysis," as well as the "Waterfront District Specific Plan" and other materials; and

**WHEREAS**, after due consideration of all materials and testimony, and using its independent judgment, the Planning Commission desires to recommended that the City Council adopt the Finding of Consistency and approve Plan Amendment No. GP14-5-001.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Suisun City Planning Commission, exercising its independent judgment as follows:

1. The above recitals are true and correct and incorporated herein by reference.
2. The Planning Commission recommends the City Council adopt a Finding of Consistency for the WDSP as:
  - a. The project is consistent with the 2035 General Plan and with the EIR certified for the 2035 General Plan. The 2035 General Plan and its EIR specifically contemplated the WDSP would be subject to streamlining under CEQA based on consistency with those documents. The impacts associated with the types of development proposed in the WDSP, proposed zoning and land use designations, development density, and the locations where WDSP development would occur, were previously analyzed in the 2035 General Plan EIR. Mitigation in the certified EIR applicable to the SPU has been incorporated into the project. As such, the proposed project is consistent with the adopted 2035 General Plan and its EIR.
  - b. There is no substantial new evidence in the record that this project may have additional significant impacts that were not analyzed as significant adverse effects in the EIR prepared for the 2035 General Plan.
  - c. There is no substantial new evidence of potentially significant off-site impacts and cumulative impacts that were not discussed in the EIR certified for the 2035 General Plan, and no potentially significant adverse effects peculiar to the project.

- d. There are no previously identified significant effects, which as a result of substantial new information which was not known at the time the EIR was certified, determined to have a more severe adverse impact than discussed in the EIR for the 2035 General Plan.
3. The Planning Commission further recommend the City Council make a finding that all feasible mitigation measures in the certified EIR for the 2035 General Plan applicable to the WDSP will be undertaken and are applicable to the project.
4. The Planning Commission recommends the City Council adopt Plan Amendment Application No. GP14-5-001 (Waterfront District Specific Plan) as:
  - a. Application No. GP14-5-001 is consistent with and achieves the objectives prescribed in Suisun City Municipal Code; and
  - b. Application No. GP14-5-001 is consistent with California Government Code Section 65450 and State of California General Plan Guidelines.
5. The Planning Commission recommends to the City Council of the City of Suisun City, the adoption of Proposed Land Use Map.
6. This resolution is effective immediately upon adoption.

This foregoing resolution is hereby approved and adopted this 27<sup>th</sup> day of September, 2016, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Anita Skinner, Commission Secretary

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**CEQA Exemption: Finding of Consistency  
City of Suisun City  
Waterfront District Specific Plan**

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# 1 PROJECT DESCRIPTION

In 1979, the Suisun City General Plan called for special treatment of the historic downtown and waterfront through preparation and adoption of a Specific Plan for Old Town and the waterfront. The first Specific Plan was adopted in 1983 and was last comprehensively amended in 1999. Since that time, many portions of the Specific Plan have been implemented. The document was previously known as the “Downtown Waterfront Specific Plan.” The title has been changed to “Waterfront District Specific Plan.” The updated WDSP implements the City’s General Plan for the downtown area.

The document was previously known as the “Downtown Waterfront Specific Plan.” Along with the proposed amendment and replacement of the 1999 Downtown Waterfront Specific Plan, the City proposes to change the title of the Plan to “Waterfront District Specific Plan.”

## 1.1 IMPLEMENT THE 2035 GENERAL PLAN

In 2015, the City adopted a comprehensively revised General Plan. The 2035 General Plan provides an updated set of policy guidance for the overall amount, character, and location of urban development, as well as preservation and natural resource conservation, economic development, transportation, safety, public facilities and services, and housing. The 2035 General Plan includes a special focus on the waterfront area, as follows:

- ▶ Focus higher density development and mixed-use projects in areas adjacent to the train station.
- ▶ Promote a vibrant Downtown that provides both daytime and nighttime activities to attract visitors.
- ▶ Develop the Downtown as the social and cultural heart of the community.
- ▶ Provide convenient linkages from the train station and other regional connectors to bring patrons to the Downtown.
- ▶ Ensure safe and efficient walking, biking, driving, and parking in the Downtown.
- ▶ Strategically develop vacant, underutilized, and infill land throughout the City, and especially in the Downtown.
- ▶ Foster transit-oriented development around the train station.
- ▶ Provide transportation alternatives to the automobile, especially capitalizing on the location of the train station.

The updated WDSP implements the City’s General Plan for the downtown area.

The General Plan identifies a series of Land Use Designations, which are tied to allowable land use and standards of density and building intensity for areas where development is allowed. The WDSP Area is identified with the General Plan Land Use Designation, “Downtown Waterfront Specific Plan,” the name of the previous Specific Plan now proposed to be amended. The land uses allowed within this Land Use Designation are consistent with those proposed to be allowed within the WDSP. Namely, this Land Use Designation (Suisun City 2035 General Plan, Table 3-1):

“Provides for a wide range of uses allowed by the Downtown Waterfront Specific Plan, including “horizontal” (same site) and “vertical” (same building) mixed retail, commercial service, professional

office, public services and facilities; research, assembly, fabrication; low-, medium-, and higher-density dwelling units; and other compatible uses. Mixed-use projects may use FAR to regulate intensity of combined residential and nonresidential sites or may use the FAR and density (units per acre) separately for the nonresidential and residential portions of the project.”

For developed uses within the Downtown Waterfront Specific Plan Land Use Designation, the allowable floor area ratio is 0.5 to 3.0 and for residential only developments, the allowable density is between 8 and 45 units per gross acre. As a part of preparation of the WDSP, the minimum allowable FAR was decreased for non-residential zones within the WDSP in order to provide the flexibility for development that better matches existing adjacent developed properties in areas with an existing lower profile of development. The upper end of the FAR range for non-residential and mixed-development within the WDSP is within the range provided in the General Plan for the WDSP. The assumed location, type, and density/intensity of development under the WDSP and the General Plan are the same.

In addition to providing the above summarized guidance for developed uses in the WDSP Area, the General Plan also includes policy guidance for public facilities, bicycle and pedestrian access and mobility, and open space for recreational and natural resources. The General Plan Open Space Diagram illustrates the City’s intent for preserving important open spaces (Exhibit 7-3 of the General Plan). Priority conservation and recreational areas are highlighted in this Diagram, which shows areas along the eastern side of Suisun Channel in the WDSP Area, area south of the Civic Center, existing parks in the WDSP Area, and other locations for open space.

The updated WDSP includes revisions to 1999 Specific Plans to implement the General Plan’s policy direction. In addition, the proposed update incorporates changes that are necessary to address current market conditions and the current regulatory environment.

## 1.2 ALLOWABLE LAND USE

The WDSP Land Use Map (see **Exhibit 2-1 in the attached Specific Plan Consistency Analysis**) identifies zones that govern future development. Each zone has different allowable land uses, development standards, and other guidelines in the WDSP. Zones in the WDSP include:

- ▶ **Residential Low Density (RLD).** This zone provides for single-family and other lower-density residential development types between eight (8) and twelve (12) dwelling units per net acre.
- ▶ **Residential Medium Density (RMD).** This zone provides for a wide variety of residential development of between 12.1–24 dwelling units per net acre, including detached and attached single-family and multi-family dwellings.
- ▶ **Residential High Density (RHD).** This zone provides for a wide variety of multi-family residential development types between 24.1–54 dwelling units per net acre. This zone is also intended to support high-density infill development in appropriate locations throughout the Planning Area, particularly near the Suisun-Fairfield Train Depot.
- ▶ **Historic Residential (HR).** The purpose of the HR zone is to allow compatible development between 8 and 16 units per acre, to ensure that this area continues as a viable residential neighborhood, and protect important characteristics of this area related to the community’s cultural heritage. This zone allows residential development, as well as parks and playgrounds, bed and breakfast inns, home occupations, civic uses, and other compatible uses.

- ▶ **Main Street Mixed-Use (MSMU).** This zone is intended to facilitate a mix of retail, entertainment, and destination uses in the Downtown Core. Allowable FAR is 0.25 to 2.0.
- ▶ **Commercial/Office/Residential (C/O/R).** The C/O/R zone allows a mix of uses, including business/professional offices, retail commercial, dining, and entertainment uses. Residential development within the C/O/R Zone may use development standards for the RMD or RHD Zones. Allowable FAR for non-residential and mixed-use developments is 0.25 to 2.0.
- ▶ **Historic Limited Commercial (HLC).** This zone provides guidance to an area anticipate to transition from residential use to smaller-scale commercial and/or office uses that are compatible with residential uses. Allowable FAR is 0.25 to 1.0.
- ▶ **Downtown Mixed-Use (DMU).** The DMU zone allows a mix of retail, commercial service, civic, office, and other complementary non-residential uses, as well as higher-density residential development. Allowable FAR is 0.3 to 3.0.
- ▶ **Downtown Commercial (DC).** The DC zone is intended to accommodate primarily retail and commercial services, but also allows complementary office, civic, and recreational uses. Allowable FAR is 0.25 to 2.0.
- ▶ **Waterfront Commercial (WC).** The WC zone accommodates a mix of retail, entertainment, and destination uses, as well as uses that are needed to serve the marina and boat owners. Allowable FAR is 0.25 to 1.0.
- ▶ **Public Facilities (PF).** The Land Use Map designates locations of existing and planned public facilities. Existing facilities include the public marina, schools, neighborhood parks, common parking areas, and the Civic Center. The PF zone is intended to accommodate a variety of facilities, including but not limited to: parks, schools, civic facilities, parking, and trails provided for the recreation or service of the community.
- ▶ **Open Space (OS).** The Land Use Map also designates the location for open space within the Planning Area. This district is intended to accommodate a variety of passive recreational and open space facilities, including wetland and natural areas to remain open/undeveloped, drainage areas, and waterfront trails/promenades.

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## 2 CEQA REVIEW AND FINDINGS

The City of Suisun City (“City”) is the lead agency for purposes of compliance with the requirements of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000 et seq.). Pursuant to CEQA Guidelines section 15060, the City has performed a preliminary review and determined that the Waterfront District Specific Plan (also known as “the project”) is subject to CEQA.

### 2.1 THE SPECIFIC PLAN IS EXEMPT FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE SECTION 21083.3.

Public Resources Code section 21083.3 provides a limited statutory exemption from CEQA (the “Statutory Exemption”) pursuant to which projects may proceed without additional CEQA analysis.

Public Resources Code Section 21083.3 (b) provides that, where a development project is consistent with the general plan of a local agency, and an environmental impact report was certified for the zoning or planning action or the general plan, the examination of environmental effects shall be limited to those that:

“...are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report.”

Public Resources Code Section 21083.3(d) further defines that an effect of a project upon the environment shall not be considered peculiar to project if uniformly applied development policies or standards have been previously adopted, with a finding based upon substantial evidence that the development policies or standards will substantially mitigate the environmental effect when applied to future projects.

### 2.2 ADOPTION OF GENERAL PLAN AND CERTIFICATION OF GENERAL PLAN EIR

The Planning Commission hereby finds and determines that on May 5, 2015, the City Council of the City of Suisun City certified the City of Suisun City 2035 General Plan Final Environmental Impact Report (General Plan EIR, State Clearinhouse Number 2011102046), consisting of the Draft Environmental Impact Report (DEIR), revisions to the DEIR, comments on the DEIR, and responses to comments, and subsequently adopted the City of Suisun City 2035 General Plan (General Plan).

The General Plan EIR declared the City’s intent to make use of the limited statutory exemption from CEQA described in Public Resources Code Section 21083.3:<sup>1</sup>

“The City intends to use the 2035 General Plan EIR to streamline environmental review and approval of private and public projects that are consistent with the 2035 General Plan. The City will make full use of existing streamlining provided by CEQA ... The material provided under Public Resources Code 21083.3 and CEQA Guidelines 15183 is sometimes called the ‘partial exemption.’ Under this provision, CEQA only applies to issues ‘peculiar to the site.’ ... CEQA Guidelines Section 15183 (f) establishes that impacts are not peculiar to the project if uniformly applied development policies or standards substantially mitigate that environmental effect. The determination of whether or not uniformly applied development policies or standards would substantially mitigate each environmental effect shall be based on substantial evidence, but not necessarily presented in an EIR... In order to maximize the value of the General Plan EIR to future projects that promote the 2035 General Plan’s objectives, the City has strategically integrated the General Plan and the environmental review. The policy development process has been used

<sup>1</sup> City of Suisun City. 2035 General Plan EIR, page 1-2.

to vet potential mitigation strategies. The General Plan Update process was used to investigate policies and programs that can serve as uniformly applied standards and substantially limit the scope of analysis for projects consistent with the 2035 General Plan.”

The Planning Commission finds and determines, for the reasons set out below, that the Statutory Exemption applies to the and that no further environmental analysis is required since all of the effects on the environment caused by the Waterfront District Specific Plan were adequately analyzed and mitigation measures provided for in the General Plan EIR; there are no significant effects on the environment that are peculiar to the Waterfront District Specific Plan not addressed and mitigated in the General Plan EIR; and there is no new information showing that any of the effects shall be more significant than described in the General Plan EIR.

The Planning Commission hereby makes the following findings and determinations relative to the Waterfront District Specific Plan and the Statutory Exemption:

## **2.3 THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN**

The Statutory Exemption applies to a project if the following conditions are met:

- ▶ the project is consistent with the General Plan of a local agency and
- ▶ an EIR was certified by the lead agency for the General Plan (14 Cal. Code Regs. Section 15183[d]).

The General Plan identifies a series of Land Use Designations, which are tied to allowable land use and standards of density and building intensity for areas where development is allowed. The WDSP Area is identified with the General Plan Land Use Designation, “Downtown Waterfront Specific Plan,” the name of the previous Specific Plan now proposed to be amended. The land uses allowed within this Land Use Designation are consistent with those proposed to be allowed within the WDSP. Namely, this Land Use Designation (Suisun City 2035 General Plan, Table 3-1):

“Provides for a wide range of uses allowed by the Downtown Waterfront Specific Plan, including “horizontal” (same site) and “vertical” (same building) mixed retail, commercial service, professional office, public services and facilities; research, assembly, fabrication; low-, medium-, and higher-density dwelling units; and other compatible uses. Mixed-use projects may use FAR to regulate intensity of combined residential and nonresidential sites or may use the FAR and density (units per acre) separately for the nonresidential and residential portions of the project.”

For developed uses within the Downtown Waterfront Specific Plan Land Use Designation, the allowable floor area ratio (FAR) is 0.5 to 3.0 and for residential only developments, the allowable density is between 8 and 45 units per gross acre. As a part of preparation of the WDSP, the minimum allowable FAR was decreased for non-residential zones within the WDSP in order to provide the flexibility for development that better matches existing adjacent developed properties in areas with an existing lower profile of development. The upper end of the FAR range for non-residential and mixed-development within the WDSP is within the range provided in the General Plan for the WDSP. The assumed location, type, and density/intensity of development under the WDSP and the General Plan are the same.

In addition to providing the above summarized guidance for developed uses in the WDSP Area, the General Plan also includes policy guidance for public facilities, bicycle and pedestrian access and mobility, and open space for recreational and natural resources. The General Plan Open Space Diagram illustrates the City’s intent for preserving important open spaces (Exhibit 7-3 of the General Plan). Priority conservation and recreational areas are highlighted in this Diagram, which shows areas along the eastern side of Suisun Channel in the WDSP Area, area south of the Civic Center, existing parks in the WDSP Area, and other locations for open space.

The Planning Commission finds and determines that the Waterfront District Specific Plan is consistent with the General Plan, which was approved by the City Council and for which the General Plan EIR was certified.

### **2.3.1 GENERAL PLAN LAND USE DESIGNATION: DOWNTOWN WATERFRONT SPECIFIC PLAN**

- ▶ Allowable land uses: Provides for a wide range of uses allowed by the Downtown Waterfront Specific Plan, including “horizontal” (same site) and “vertical” (same building) mixed retail, commercial service, professional office, public services and facilities; research, assembly, fabrication; low-, medium-, and higher-density dwelling units; and other compatible uses.
- ▶ Allowable density: 8 to 45 units per gross acre
- ▶ Allowable intensity: 0.5 to 3.0 FAR
- ▶ Guidance for mixed-use projects: Mixed-use projects may use FAR to regulate intensity of combined residential and nonresidential sites or may use the FAR and density (units per acre) separately for the nonresidential and residential portions of the project.

Although the name of the Specific Plan has changed from Downtown Waterfront Specific Plan to Waterfront District Specific Plan, the Waterfront District Specific Plan is consistent with the General Plan.

The Waterfront District Specific Plan also describes allowable land use, density, and development intensity. However, instead of a single land use designation, the Waterfront District Specific Plan includes four residential zones, six commercial and mixed-use zones, a public zone and an open space zone:

- ▶ RLD – Residential Low Density
- ▶ RMD – Residential Medium Density
- ▶ RHD – Residential High Density
- ▶ HR – Historic Residential
- ▶ MSMU – Main Street Mixed-Use
- ▶ C/O/R – Commercial/Office/Residential
- ▶ HLC – Historic Limited Commercial
- ▶ DMU – Downtown Mixed-Use
- ▶ DC – Downtown Commercial
- ▶ WC – Waterfront Commercial
- ▶ PF – Public Facilities
- ▶ OS – Open Space

The Planning Commission finds and determines that the proposed building intensity of the Waterfront District Specific Plan is consistent with the allowable uses, density, and development intensity in the General Plan.

## 2.4 FINDINGS RELATIVE TO EFFECTS ON THE ENVIRONMENT PECULIAR TO THE PROJECT

Public Resources Code section 21083.3 provides that since the project is consistent with the General Plan and the General Plan EIR was certified with respect to the General Plan, the application of CEQA to the approval of the project shall be limited to significant effects on the environment which are peculiar to the project (in this case the Waterfront District Specific Plan Area) and which were not addressed as significant effects in the prior General Plan EIR, or which substantial new information shows will be more significant than described in that environmental impact report.

The General Plan EIR analyzed the impacts of development anticipated under the Waterfront District Specific Plan. The impacts associated with the types of development proposed in the Waterfront District Specific Plan, proposed zoning and land use designations, development density, and the locations where Waterfront District Specific Plan development would occur, were previously analyzed in the General Plan EIR.

Further, the General Plan EIR identified a series of mitigating policies and programs to address potentially significant effects associated with implementation of the General Plan. The City prepared a document called “Specific Plan Consistency Analysis” (see Attachment A) that reviews, in detail, the consistency between the Specific Plan and General Plan for each environmental topic addressed in Appendix G of the CEQA Guidelines. The Specific Plan Consistency Analysis demonstrates the incorporation of existing General Plan policies and programs into the Waterfront District Specific Plan that would substantially reduce potentially significant impacts.

This Specific Plan Consistency Analysis first describes each impact area, as addressed by the General Plan EIR. Then, this evaluation identifies whether there are any impacts that would be peculiar to the Waterfront District Specific Plan Area, and beyond that already addressed as a part of the City’s General Plan and EIR. Then, the analysis describes applicable uniform development policies and standards that will be incorporated by development under the Waterfront District Specific Plan. The applicable uniform development policies and standards include both those that have been included in policy diagrams, narrative policies, standards, and design guidelines in the proposed Waterfront District Specific Plan, as well as those from the General Plan that will be required for new developments proposed under the Waterfront District Specific Plan. Applicable uniform development policies and standards that will be incorporated by development under the Waterfront District Specific Plan are summarized in Section 4 of the Specific Plan Consistency Analysis, “Applicable General Plan Policies and Programs.” Section 4 of the Specific Plan Consistency Analysis identifies applicable General Plan policies and programs that will be applied to developments within the Specific Plan Area and that address:

- ▶ Aesthetics
- ▶ Air Quality
- ▶ Biological Resources
- ▶ Cultural Resources
- ▶ Geology and Soils
- ▶ Greenhouse Gases
- ▶ Hazards and Hazardous Materials
- ▶ Hydrology and Water Quality

- ▶ Noise
- ▶ Public Services
- ▶ Transportation/Traffic
- ▶ Utilities

## **2.5 FINDINGS RELATING TO UNIFORMLY APPLIED DEVELOPMENT POLICIES**

The Planning Commission finds and determines that the development standards and guidelines contained in the Waterfront District Specific Plan, along with the uniformly applied development policies (which are called “Applicable General Plan Policies and Programs” in the Specific Plan Consistency Analysis) will serve to substantially mitigate impacts of the Waterfront District Specific Plan and, thus, the effects of the Waterfront District Specific Plan upon the environment shall not be considered peculiar to the Waterfront District Specific Plan.

## **2.6 FINDINGS RELATING TO ENVIRONMENTAL EFFECTS**

The Planning Commission hereby finds and determines, based upon substantial evidence, including the studies and uniformly applicable development policies and standards set out above, that:

- (1) there are no environmental effects peculiar to the Waterfront District Specific Plan or Waterfront District Specific Plan Area that warrant further environmental examination and analysis;
- (2) there are no environmental effects of the Waterfront District Specific Plan were not analyzed as significant effects in the General Plan EIR;
- (3) there are no potentially significant off-site impacts and cumulative impacts that were not discussed in the General Plan EIR that may be caused by the Waterfront District Specific Plan; and
- (4) there are no previously identified significant effects that could have a more severe adverse impact than discussed in the General Plan EIR. (14 Cal. Code Regs. Section 15183[b])

## **2.7 FINDINGS UNDER SECTION 21083.3(C) OF THE PUBLIC RESOURCES CODE**

As required by section 21083.3(c) of the Public Resources Code, the Planning Commission, following a public hearing, finds that all mitigation measures (which are called “Applicable General Plan Policies and Programs” in the Specific Plan Consistency Analysis) included in the General Plan EIR that are relevant to the Waterfront District Specific Plan (as set forth in more detail above) shall be undertaken.

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# **ATTACHMENT A**

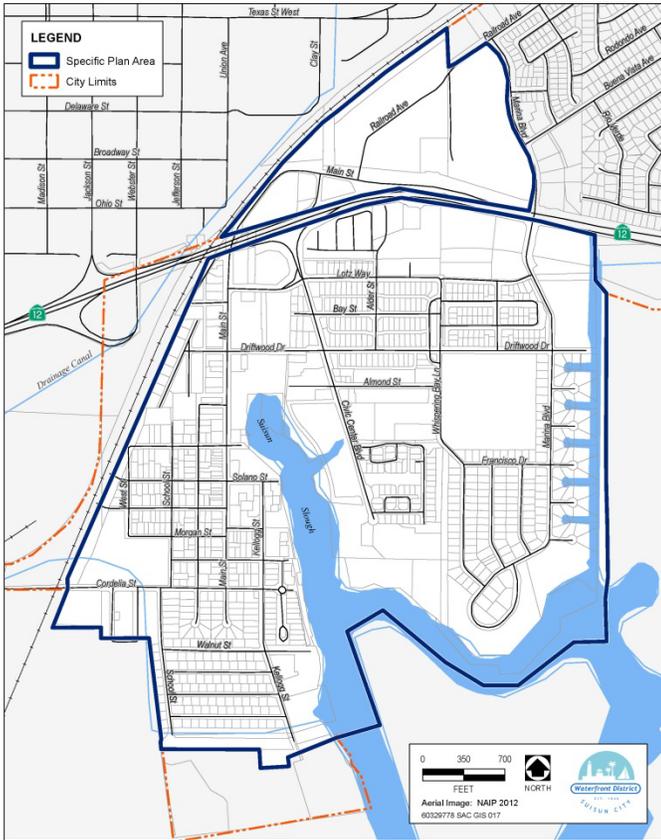
## **SPECIFIC PLAN CONSISTENCY ANALYSIS (UNDER SEPARATE COVER)**

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Therefore, pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183, the City, as the lead agency, intends to find that the updated WDSP is consistent with the 2035 General Plan and the EIR certified for the 2035 General Plan, and that no additional environmental review is required by CEQA.

The 2035 General Plan and its EIR are available for review at the City’s website: <http://www.suisun.com/departments/development-services/planning/general-plan/>. The WDSP and its consistency analysis are also available for review at the City’s website: These documents may also be reviewed in person at the City Development Services Department offices, located at 701 Civic Center Boulevard, Suisun City, CA. Please contact John Kearns at (707.421.7335) for more information.



Specific Plan Area (Project Site)

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor’s name and address; (2) the commentor’s interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any comments may be submitted at any time between the publication date of this notice and 5pm on Monday, October 17, 2016. Please direct comments to John Kearns, City of Suisun City Development Services Department, City Hall, 701 Civic Center Boulevard, Suisun City, CA. 94585; or by email to [jkearns@suisun.com](mailto:jkearns@suisun.com); or comments can be sent by facsimile to (707) 429-3758.

This application and this proposed environmental finding has been tentatively scheduled to be heard by the Planning Commission on September 27, 2016 at 7:00 p.m. or thereafter, and a public hearing has tentatively been scheduled before the Suisun City Council on October 18, 2016 at 7:00 p.m. These hearings will be held in the Suisun City Council Chambers located at 701 Civic Center Boulevard, Suisun City, CA. 94585. Your written and oral comments are welcomed at the hearing and will be considered in the final decision.

ENVIRONMENTAL ANALYSIS PREPARED BY:  
Matthew Gerken, AECOM  
2020 L Street, Suite 400 Sacramento, CA 95811

SUBMITTED BY:  
John Kearns, Associate Planner

DATE: September 24, 2016

CITY OF SUISUN CITY DEVELOPMENT  
SERVICES DEPARTMENT